



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The South of Broadbridge Way Broadbridge Heath West Sussex
DESCRIPTION:	Full Planning Application for the erection of 92no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sergent Way, provision of public open space, landscaping and drainage solutions.
REFERENCE:	DC/25/0894
RECOMMENDATION:	No objection

MAIN COMMENTS:

The applicant has submitted a planning application for a residential development comprising 92 dwellings, of which 36% (33 units) are proposed as affordable housing, consistent with policy requirements.

According to the current Housing Register for Broadbridge Heath, 358 households are waiting for suitable accommodation. The breakdown of need is as follows:

- 101 households (28%) require a 1-bedroom home
- 69 households (19%) require a 2-bedroom home
- 147 households (41%) require a 3-bedroom home
- 41 households (12%) require a 4-bedroom or larger home

Households requiring 3- and 4-bedroom homes are, on average, waiting three times longer than those seeking smaller units. This demonstrates the considerable pressure on larger family-sized affordable homes within the parish.

The applicant has submitted the following indicative affordable housing mix:

Affordable Code	Name	Bedrooms	Area (sqft)	Units	Total Area (sqft)
1B2PF AFF	1B2P Apt	1	546	9	4,914
1B2PF M4(3) AFF A	1B2P M4(3) Apt A	1	660	1	660
1B2PF M4(3) AFF B	1B2P M4(3) Apt B	1	753	1	753
2B3PF AFF	2B3P Apt	2	660	2	1,320
2B4PF AFF	2B4P Apt	2	753	14	10,542
M231B0 AFF	231	2	797	1	797
T236B1 AFF	236	2	827	1	827
M242B1	242	2	855	0	-
T352B0	352	3	1012	2	2,024
M452B6	452	4	1178	2	2,356
Totals				33	24,193

Affordable	Number	%
1	11	33%
2	18	55%
3	2	6%
4	2	6%
Total	33	100%

Sales	Number	%
1	3	5%
2	24	41%
3	30	51%

Housing Officers acknowledge that the proposed tenure mix and dwelling sizes appear broadly in line with current local demand. Housing Officer note that Moat has provided a letter in support of taking forward the site which is reassuring at this stage.

ANY RECOMMENDED CONDITIONS

Housing Officers support this application as it delivers much needed affordable housing.

NAME:	Ailsa Keogh
DEPARTMENT:	Housing
DATE:	19/11/2025